

ZONING AND ADJUSTMENT BOARD

March 15, 2010

The Zoning and Adjustment Board (ZAB) of Sumter County, Florida, convened on Monday, March 15, 2010, at 6:30 P.M. with the following members present: Larry Story - Chairman, Frank Topping – Vice Chairman, Dossie Singleton, Nathan Yoder, Richard Cole, Bob Hunt, Ron Berry, Brad Sheppard, Mike Rosa, Gary Bishop, Bailey Cassels, and Woody Hill.

Member Frank Szczepanski was absent.

Sarah Gill - Recording Secretary, Brad Cornelius - Planning Manager, and Derrill McAteer - Zoning and Adjustment Board Attorney, were present.

Chairman Larry Story called the meeting to order.

Mr. Hunt led the pledge of allegiance, and Mr. Berry led the prayer.

Mr. Story presented the proofs of publication for the March 1, 2010, and March 15, 2010, ZAB meetings.

Mr. Cole made a motion to approve the minutes from the February 15, 2010, and March 1, 2010, meetings. Mr. Berry seconded the motion, and the motion carried.

R2010-0001

Shital, Inc. – Rezone 4 acres MOL from C2 to CH

Mr. Cornelius explained the applicant sent a letter requesting the case to be tabled to the April 5, 2010, ZAB Meeting.

Mr. Cole made a motion to recommend tabling the case to the April 5, 2010, ZAB Meeting. Mr. Berry seconded the motion, and the motion carried.

R2010-0002

Netishen Land Holdings, LLC – Rezone 2 acres MOL from non-compliant A5 to RR1C to bring into compliance with the Future Land Use Map.

William Netishen, applicant, was present and requesting a rezoning on 2 acres MOL from a non-compliant A5 to RR1C to bring into compliance with the Future Land Use Map. There were six notices sent. Of the six notices sent, three were returned in objection. There were no objections from the audience.

Mr. Cornelius read the letters of objection. Mr. Cole asked if the comments in the letters were relevant to the rezoning. Mr. Cornelius stated the comments were related to paving the road and emergency vehicle access. Mr. Cole requested staff inform the surrounding property owners on how to handle their concerns. Mr. Cornelius explained the rezoning was to bring the property into compliance with the Future Land Use Map. Mr. Cornelius also explained the two parcels being rezoned were created prior to the County's adoption of the comprehensive plan, therefore, they were vested.

Mr. Topping made a motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Cole seconded the motion, and the motion carried.

Evaluation and Appraisal Report of Sumter County Comprehensive Plan (Second Public Hearing)

Mr. Cornelius presented information regarding coordination of water supply planning with the Southwest Florida Water Management District and the Withlacoochee Regional Water Supply Authority and coordination of public school planning with the Sumter County School District.

Review and Recommendation of Proposed Ordinance Regarding Commercial & Non-Commercial Temporary Uses

Mr. Cornelius presented the following changes to the proposed ordinance previously reviewed by the ZAB in December 2009 regarding commercial and non-commercial temporary uses:

- Deleted the prohibition of competing fairs/carnivals/concerts during and 21 days before the Sumter County Fair;
- Deleted limitation that a parcel can only be used once every six months for temporary commercial activities;
- Deleted 30 day rest period between temporary vehicle and watercraft sales;
- Clarified time period for seasonal sales of holiday items only apply to Transient Merchants.

Mr. Cole requested the reference to Christmas Trees and pumpkins be generalized as follows:

- Holiday Decorations;
- Fall Celebration Decorations.

Mr. Topping made a motion to recommend approval of the ordinance to the Board of County Commissioners with the amendment made by Mr. Cole. Mr. Cole seconded the motion, and the motion carried.

Other Business:

Mr. Cornelius stated the City of Wildwood resolved their compliance issues with the Florida Department of Community Affairs. The City also signed the population agreement discussed at the March 1, 2010, ZAB meeting.

Mr. Cole made a motion to adjourn at 7:15 P.M. Mr. Hill seconded the motion, and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board